

DRAFT ENVIRONMENTAL IMPACT REPORT

Las Colinas Detention Facility Project State Clearinghouse Number 2006091036

Lead Agency:

County of San Diego
Department of Public Works
5469 Kearny Villa Road, Suite 305
San Diego, CA 92123-1152

Contact: Esther Daigneault, Environmental Planning Manager
858.874.4107

Preparer:

Dudek
605 Third Street
Encinitas, CA 92024

April 2008

INTENTIONALLY LEFT BLANK

TABLE OF CONTENTS

Chapter		Page No.
Summary.....		S-1
S.1 Project Synopsis.....		S-1
S.2 Summary of Significant Effects and Mitigation Measures that Reduce or Avoid the Significant Effects		S-3
S.3 Areas of Controversy		S-21
S.4 Issues to be Resolved by the Decision-Making Body		S-21
S.5 Project Alternatives.....		S-21
1.0 Project Description, Location, and Environmental Setting.....	1-1	
1.1 Project Objectives		1-1
1.1.1 Background.....		1-1
1.1.2 Need for the Project		1-2
1.1.3 Statement of Objectives		1-3
1.2 Project Description.....		1-7
1.2.1 Project Component Parts.....		1-8
1.2.2 Technical, Economic, and Environmental Characteristics		1-16
1.3 Project Location		1-19
1.4 Environmental Setting		1-20
1.4.1 Regional Context		1-20
1.4.2 Onsite Environment		1-21
1.5 Intended Uses of the EIR		1-22
1.5.1 Matrix of Project Approvals/Permits		1-22
1.5.2 Related Environmental Review & Consultation Requirements.....		1-23
1.6 Project Inconsistencies with Applicable Regional and General Plans.....		1-24
1.7 List of Past, Present, and Reasonably Anticipated Future Projects in the Project Area		1-24
1.8 Growth Inducing Impacts		1-25
1.8.1 Would the project foster economic or population growth, or the construction of additional housing?		1-25
1.8.2 Would the project remove obstacles to population growth?.....		1-26
2.0 Significant Environmental Effects of the Proposed Project	2.0-1	
2.1 Cultural Resources		2.1-1
2.1.1 Existing Conditions.....		2.1-1
2.1.2 Analysis of Project Effects and Determination as to Significance		2.1-5
2.1.3 Cumulative Impact Analysis.....		2.1-7
2.1.4 Significance of Impacts Prior to Mitigation.....		2.1-9
2.1.5 Mitigation.....		2.1-9
2.1.6 Conclusion		2.1-10

Table of Contents

TABLE OF CONTENTS (Con't.)

Chapter		Page No.
2.2	Transportation/Traffic	2.2-1
2.2.1	Existing Conditions.....	2.2-1
2.2.2	Analysis of Project Effects and Determination as to Significance	2.2-5
2.2.3	Cumulative Impact Analysis.....	2.2-10
2.2.4	Significance of Impacts Prior to Mitigation.....	2.2-13
2.2.5	Mitigation Measures	2.2-13
2.2.6	Conclusion	2.2-15
2.3	Biological Resources	2.3-1
2.3.1	Existing Conditions.....	2.3-1
2.3.2	Analysis of Project Effects and Determination as to Significance	2.3-9
2.3.3	Cumulative Impact Analysis.....	2.3-15
2.3.4	Significance of Impacts Prior to Mitigation.....	2.3-15
2.3.5	Mitigation Measures	2.3-16
2.3.6	Conclusion	2.3-18
2.4	Geology and Soils	2.4-1
2.4.1	Existing Conditions.....	2.4-1
2.4.2	Analysis of Project Effects and Determination as to Significance	2.4-6
2.4.3	Cumulative Impact Analysis.....	2.4-11
2.4.4	Significance of Impacts Prior to Mitigation.....	2.4-13
2.4.5	Mitigation Measures	2.4-13
2.4.6	Conclusion	2.4-14
2.5	Hazards and Hazardous Materials	2.5-1
2.5.1	Existing Conditions.....	2.5-3
2.5.2	Analysis of Project Effects and Determination as to Significance	2.5-10
2.5.3	Cumulative Impact Analysis.....	2.5-14
2.5.4	Significance of Impacts Prior to Mitigation.....	2.5-15
2.5.5	Mitigation Measures	2.5-15
2.5.6	Conclusion	2.5-18
2.6	Hydrology and Water Quality.....	2.6-1
2.6.1	Existing Conditions.....	2.6-1
2.6.2	Analysis of Project Effects and Determination as to Significance	2.6-7
2.6.3	Cumulative Impact Analysis.....	2.6-13
2.6.4	Significance of Impacts Prior to Mitigation.....	2.6-14
2.6.5	Mitigation Measures	2.6-14
2.6.6	Conclusion	2.6-15
3.0	Environmental Effects Found Not to be Significant.....	3.1.1-1
3.1	Effects Found Not Significant as Part of the EIR Process.....	3.1.1-1
3.1.1	Aesthetics	3.1.1-1
3.1.2	Agricultural Resources.....	3.1.2-1
3.1.3	Air Quality	3.1.3-1
3.1.4	Land Use & Planning	3.1.4-1
3.1.5	Noise	3.1.5-1

Table of Contents

TABLE OF CONTENTS (Con't.)

Chapter	Page No.
3.1.6 Population and Housing	3.1.6-1
3.1.7 Public Services.....	3.1.7-1
3.1.8 Utilities and Service Systems.....	3.1.8-1
3.2 Effects Found Not Significant During Initial Study	3.2-1
4.0 Project Alternatives	4-1
4.1 Rationale for Alternative Selection.....	4.1
4.2 Analysis of EIR Alternatives	4-3
4.2.1 Mid-rise Alternative.....	4-3
4.2.2 20-Acre Alternative	4-8
4.2.3 Otay Mesa Alternative	4-12
4.2.4 Camp Elliott Alternative	4-22
4.2.5 Campo Alternative	4-31
4.2.6 No Project Alternative	4-40
4.3 Identification of the Environmentally Superior Alternative	4-41
5.0 References	5-1
6.0 List of Preparers and Persons and Organizations Contacted	6-1
7.0 List of Mitigation Measures and Environmental Design Considerations.....	7-1

Table of Contents

TABLE OF CONTENTS (Con't.)

	Page No.	
TECHNICAL APPENDICES (bound separately)		
VOLUME 1		
Appendix A	Notice of Preparation and Scoping Comments	
VOLUME 2		
Appendix B	Cultural Resources Technical Report	
Appendix C	Paleontological Record Search	
Appendix D	Traffic Report; Alternatives Memorandum	
Appendix E	Biological Resources Letter Report	
VOLUME 3		
Appendix F	Hazardous Materials Data	
Appendix G	Hydrology and Water Quality Technical Report	
Appendix H	LARA Model Agricultural Resources Analysis	
Appendix I	Air Quality Calculations	
Appendix J	Noise Calculations	
Appendix K	Alternatives Screening Report	
LIST OF FIGURES		
1-1	Regional Map.....	1-27
1-2	Vicinity Map	1-29
1-3	Existing Las Colinas Detention Facility	1-31
1-4	Proposed Site Boundary.....	1-33
1-5	Conceptual Site Plan	1-35
1-6	Phase I Construction	1-39
1-7	Phase II Construction	1-37
1-8	Cumulative Projects	1-41
2.1-1	Historical Buildings	2.1-15
2.2-1	Existing Average Daily Trips	2.2-25
2.2-2	Future Lane Geometry	2.2-27
2.2-3	Existing Plus Project AM Peak Hour.....	2.2-29
2.2-4	Existing Plus Project PM Peak Hour	2.2-31
2.2-5	Existing Plus Cumulative AM Peak Hour	2.2-33
2.2-6	Existing Plus Cumulative PM Peak Hour.....	2.2-35
2.2-7	Existing Plus Cumulative Plus Project AM Peak Hour	2.2-37
2.2-8	Existing Plus Cumulative Plus Project PM Peak Hour.....	2.2-39
2.2-9	Horizon Year 2030 No Project AM Peak Hour	2.2-41
2.2-10	Horizon Year 2030 No Project PM Peak Hour.....	2.2-43

Table of Contents

TABLE OF CONTENTS (Con't.)

	Page No.
2.2-11 Horizon Year 2030 With Project AM Peak Hour	2.2-45
2.2-12 Horizon Year 2030 With Project PM Peak Hour.....	2.2-47
2.2-13 Future Project Driveway Lane Geometry	2.2-49
2.3-1 Biological Resources	2.3-37
2.3-2 Construction Noise Contours dB Leq hr.....	2.3-39
2.6-1 Vicinity Surface Waters.....	2.6-19
3.1-1 KOPs and Viewsheds.....	3.1.8-33
3.1-2 KOP 1 View from Magnolia Avenue	3.1.8-35
3.1-3 KOP 2 View from Mission Gorge Road.....	3.1.8-37
3.1-4 KOP 3 View from Chubb Lane	3.1.8-39
3.1-5 KOP 4 View from Edgemoor Drive	3.1.8-41
3.1-6 KOP 5 Future Office Use Site	3.1.8-43
3.1-7 Important Farmlands	3.1.8-45
3.1-8 Existing Land Uses	3.1.8-47
3.1-9 Santee General Plan Land Use.....	3.1.8-49
3.1-10 Town Center Specific Plan Amendment Land Uses.....	3.1.8-51
3.1-11 Office Park Overlay in the Town Center Specific Plan Amendment	3.1.8-53
3.1-12 Gillespie Field 2025 CNEL Noise Contours	3.1.8-55
3.1-13 Noise Measurement Locations.....	3.1.8-57
4-1 Alternatives Screening	4-49
4-2 Mid-rise Alternative.....	4-51
4-3 20-Acre Alternative	4-53
4-4 Otay Mesa Alternative	4-55
4-5 Camp Elliott Alternative	4-57
4-6 Campo Alternative.....	4-59
4-7 No Project Alternative	4-61

LIST OF TABLES

S-1 Summary of Significant Effects.....	S-5
S-2 Description of Project Alternatives.....	S-21
S-3 Comparison of Proposed Project and Alternatives' Impacts	S-27
1-1 Project Facilities Summary	1-43
1-2 Matrix of Project Approvals/Permits	1-22
1-3 Cumulative Projects	1-44
2.1-1 Cultural Resources Cumulative Projects	2.1-13

Table of Contents

TABLE OF CONTENTS (Con't.)

	Page No.
2.2-1 Existing Roadway Segment Level of Service.....	2.2-19
2.2-2 Existing Intersection Operations.....	2.2-19
2.2-3 Horizon Year 2030 Roadway Segment Level of Service No Project Scenario	2.2-19
2.2-4 Horizon Year 2030 Intersection Operations No Project Scenario	2.2-20
2.2-5 Project Generated Traffic.....	2.2-20
2.2-6 Existing Plus Project Roadway Segment LOS	2.2-20
2.2-7 Existing Plus Project Intersection LOS.....	2.2-21
2.2-8 Near-term Cumulative Roadway Segment LOS.....	2.2-21
2.2-9 Near-term Cumulative Intersection LOS	2.2-22
2.2-10 Horizon Year 2030 Roadway Segment LOS	2.2-22
2.2-11 Allowable Increases on Congested Road Segments	2.2-23
2.2-12 Horizon Year 2030 Intersection Operations	2.2-23
2.3-1 Vegetation Communities and Land Cover on the Project Site, Impacts and Mitigation.....	2.3-21
2.3-2 Special Status Plant Species that Occur or Potentially Occur Onsite	2.3-23
2.3-3 Special Wildlife Species Detected or Potentially Occurring in Project Area.....	2.3-27
2.3-4 Biological Cumulative Projects	2.3-32
2.3-5 Cumulative Impact Comparison for Biological Resources	2.3-35
2.3-6 Cumulative Impacts Analysis for Biological Resources	2.3-35
2.4-1 Geologic and Paleontological Resources Cumulative Projects	2.34-15
2.5-1 Federal Database Search.....	2.5-19
2.5-2 State and Local Database Search	2.5-20
2.5-3 EDR Proprietary Historical Database Search	2.5-20
2.5-4 Hazards and Hazardous Materials Cumulative Projects	2.5-21
2.6-1 Peak Flow Summary	2.6-17
2.6-2 Hydrology and Water Quality Cumulative Projects	2.6-17
3.1.2-1 LARA Rating Results for the Las Colinas Detention Facility.....	3.1.8-7
3.1.2-2 Interpretation of LARA Model Results	3.1.8-7
3.1.3-1 Ambient Air Quality Standards	3.1.8-8
3.1.3-2 Summary of Health Effects of the Major Criteria Pollutants	3.1.8-9
3.1.3-3 Attainment Status of San Diego Air Basin	3.1.8-9
3.1.3-4 Screening-Level Criteria for Air Quality Impacts	3.1.8-10
3.1.3-5 Total Daily Peak Construction Air Emissions	3.1.8-11
3.1.3-6 Project-Related Operational Emissions	3.1.8-12
3.1.3-7 Concentration Plus Background	3.1.8-12
3.1.3-8 Construction Health Risk Calculation	3.1.8-13

Table of Contents

TABLE OF CONTENTS (Con't.)

	Page No.
3.1.3-9 Estimate of Project-related Greenhouse Gas Emissions	3.4.8-13
3.1.4-1 Project Consistency with Policies and Objectives of the City of Santee General Plan 2020	3.1.8-14
3.1.4-2 Santee Town Center Specific Plan.....	3.1.8-24
3.1.4-3 LCDF Project Consistency with the Multiple Species Conservation Program (MSCP)	3.1.8-27
3.1.5-1 Noise Terms and Definitions	3.1.8-27
3.1.5-2 Typical Sound Levels Measured in the Environment and Industry.....	3.1.8-28
3.1.5-3 Measured Exterior Noise Levels.....	3.1.8-29
3.1.5-4 Existing Traffic Noise Levels Modeled.....	3.1.8-29
3.1.5-5 City Municipal Code – Construction Noise.....	3.1.8-30
3.1.5-6 Offsite Traffic Noise Level Increase.....	3.1.8-30
3.1.5-7 Construction Equipment Noise Levels	3.1.8-31
3.1.5-8 Cumulative Projects Related to Noise	3.1.8-32
4-1 Las Colinas Detention Facility – Summary of Alternative Screening Analysis.....	4-43
4-2 Comparison of Proposed Project and Alternatives' Impact.....	4-46

Table of Contents

INTENTIONALLY LEFT BLANK

ACRONYMS

AAQS	Ambient Air Quality Standards
A/B House	Maximum security/inmate processing building
ACOE	United States Army Corps of Engineers
ADTs	Average Daily Trips
ALUCP	Airport Land Use Compatibility Plan
AMSL	Above mean sea level
APCD	Air Pollution Control District
ARB	Air Resources Board
AST	Above ground storage tanks
BCT/BAT	best conventional technology/best available technology
BMPs	Best Management Practices
CAAQS	California Ambient Air Quality Standards
CA FID UST	Facility Inventory Database
CCR	California Code of Regulations
CDC	California Department of Conservation
CDCR	California Department of Corrections and Rehabilitation
CDL	Clandestine Drug Labs
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CFCs	Chlorofluorocarbons
CGL	Carter Goble Lee Associates
CHMIRS	California Hazardous Material Incident Report System
CNEL	Community Noise Level Equivalent
CORTESE	State Index of Properties with Hazardous Waste
dB	Decibels
DEH	Department of Environmental Health
DEIR	Draft Environmental Impact Report
DOD	Department of Defense Sites
DOJ	Department of Justice
DPW	Department of Public Works
DTSC	Department of Toxic Substances Control
EDR	Environmental Data Resources

EIR	Environmental Impact Report
EMI	Emissions Inventory Data
ERNS	Emergency Response Notification System of Spills
FEMA	Federal Emergency Management Act
FFA	Future Farmers of America
FHWA	Federal Highway Administration's
FINDS	Facility Index System/Facility Identification Initiative Program Summary Report
FMMP	Farmland Mapping and Monitoring Program
FTTS System	Federal Insecticide, Fungicide, & Rodenticide Act/TSCA Tracking
FUDS	Formerly Used Defense Sites
GHG	Greenhouse gas emissions
GUHSD	Grossmont Union High School District
GWP	Global warming potential
HAZNET	Hazardous Waste Information System
HCS	Highway Capacity Software
HFCs	Hydrofluorocarbons
HIST UST	Historic Underground Storage Tanks
HMIRS	Hazardous Materials Information Reporting System
HSWA	Hazardous and Solid Waste Act
HWCL	Hazardous Waste Control Law
ICIS	Integrated Compliance Information System
IESNA	Illuminating Engineering Society of North America
IMP	Integrated Management Practice
Indian UST	Underground Storage Tanks on Indian Land
IPCC	Intergovernmental Panel on Climate Change
ISO	Insurance Service Office
ITE	Institute of Transportation Engineer's
JRF	Juvenile Ranch Facility
KOPs	Key observation points
LARA	Local Agricultural Resource Assessment
LCDF	Las Colinas Detention Facility
Ldn	Day-Night Average Sound Level

Leq	Equivalent sound level
LEVs	Low emitting vehicles
LID	Low Impact Development
LOS	Level of Service
LUST	Leaking Underground Storage Tank
LUST on Indian Land	Leaking Underground Storage Tank on Indian Land
MCAS	Marine Corps Air Station
MGD	Million gallons per day
MEP	maximum extent practicable
MHPA	Multi-Habitat Planning Area
MINES	Mines Master Index File
MLTS	Material Licensing Tracking System
MND	Mitigated Negative Declaration
MRZ	Mineral Resource Zone
MSCP	Multiple Species Conservation Program
MW	Megawatts
NAAQS	National Ambient Air Quality Standards
NCP	National Contingency Plan
NOP	Notice of Preparation
NPL	National Priorities List
NPDES	Natural Pollution Discharge Elimination System
NRHP	National Register of Historic Places
ODI	Open Dump Inventory
PADS	PCB Activity Database System
PCC	Portland Cement Concrete
PDMWD	Padre Dam Municipal Water District
PFCs	Perfluorocarbons
PPM	Pounds Per Minute
ppv	Peak particle velocity
PSU	Psychiatric services unit
RAATS	RCRA Administrative Action Tracking System
RAQS	Regional Air Quality Strategy
RCRA	Resource Conservation and Recovery Act
RCRA-LQG	Resource Conservation and Recovery Act large generators of hazardous waste

RCRA-SQG	Resource Conservation and Recovery Act small generators of hazardous waste
RESPONSE	State Response Sites
ROD	Record of Decision
ROG	Reactive Organic Gasses
RPO	Resource Protection Ordinance
RWQCB	Regional Water Quality Control Board
SAM	Site Assessment and Mitigation
SANDAG San Diego Co.	San Diego Association of Governments
SARA	Superfund Amendments and Reauthorization Act
HMMDD Database	San Diego County Hazardous Material Management Division
SDAB	San Diego Air Basin
SDG&E	San Diego Gas & Electric
SDNHM	San Diego Natural History Museum
SDSD	San Diego County Sheriff's Department
sf	Square feet
SIP	State Implementations Plan
SLIC	Statewide Spills, Leaks, Investigations, and Cleanup Cases
SR	State Route
SSD	Santee School District
SSTS	Section 7 Tracking Systems
SUSMP	Standard Urban Storm Water Mitigation Plan
SWEEPS UST	UST listing maintained by RWQCB in the 1980s
SWMP	Storm Water Management Plan
SWRCY	Recycler Database
TMP	Transportation Management Plan
TC	Town Center
TACs	Toxic Air Contaminants
TRID	Toxic Release Inventory Database
TSCA	Toxic Substance Control Act
UMTRA	Uranium Mill Tailings Sites
UNFCCC	United Nations Framework Convention on Climate Change
USEPA	United States Environmental Protection Agency
USGS	United States Geological Survey
UST	Underground Storage Tank
VAP	Voluntary Assistance Program

Acronyms

VMT	Vehicle Miles Traveled
VRPA	VRPA Technologies, Inc.
WDS	Waste Discharge Requirements
WMUDS/SWAT	Waste Management Unit Database/Solid Waste Assessment Test
WIP	Well Investigation Program Case List
ZEVs	Zero Emitting Vehicles

INTENTIONALLY LEFT BLANK